

10 Acres/4 Hectares

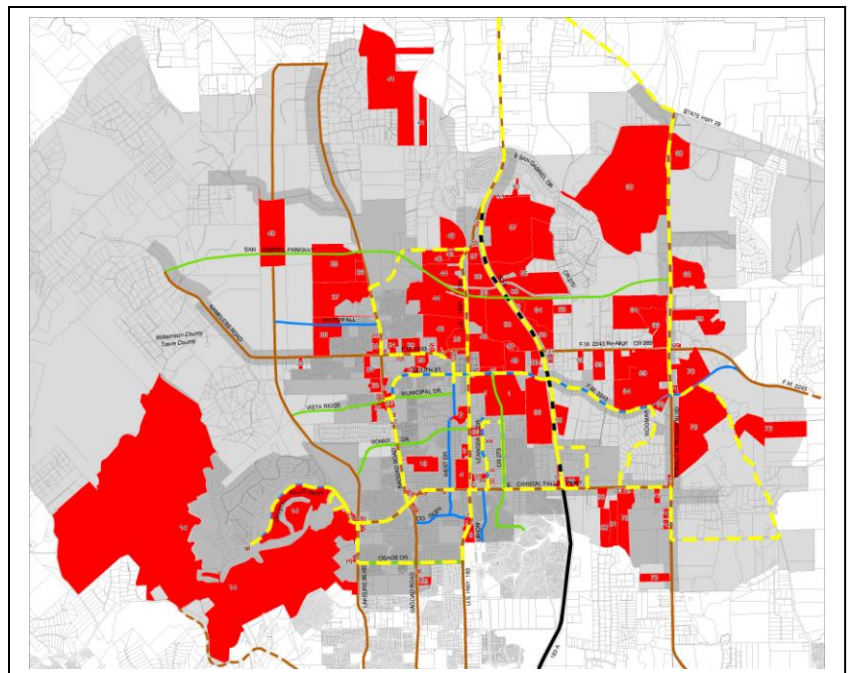
2.4 miles/3.9 km to US Highway 183

Available Utilities

Greenfield

Zoning - Single Family Suburban

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**10 Acres/4 Hectares
Anderson Tract**

Site 77

Property				
Total Acreage: 10 acres/4 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. G, L	
Location				
City: Leander			County: Williamson	
Address/Directions: 1,000 feet/305 meters due west of Ronald W. Reagan Blvd. (Parmer Lane) on the south side of East Crystal Falls Pkwy.				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 2.4 miles/3.9 kilometers			Type of Zoning: Single Family Suburban	
Distance to Interstate Highways: 11 miles/17.7 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 1,076 x 407 feet/328 x 124 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 2.3 miles/3.7 km west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Homestead with excellent frontage located 1,250 feet/381 meters west of Ronald W. Reagan Blvd.	
Fenced: Yes			Landscaped: Yes	
Located within an Industrial Park: No			Type of Business: Commercial, Retail, Residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 24 inch/61 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 8 inch/20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Doug DeVine	Phone: (512) 335-8333	Facs: (512) 628-3319	Email: doug@premasgroup.com	Web Site: www.premasgroup.com
Sales Price: \$3.05 per square foot			Lease Price: Not Applicable	
Comments: This property has the potential for apartment, storage, small retail business or subdivision development. It can match adjacent tracts for residential home sites, garden or town homes. City road, water and wastewater services are being constructed that will enhance property values. This tract has high visibility with access to East Crystal Falls Parkway and Ronald W. Reagan Blvd. (Parmer Lane)				